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22 COMMONWEALTH LAND TITLE INSURANCE COMPANY  
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24 **UNITED STATES DISTRICT COURT**

25 **DISTRICT OF NEVADA**

26 WELLS FARGO BANK, N.A.,

27 Plaintiff,

28 vs.

29 COMMONWEALTH LAND TITLE  
30 INSURANCE COMPANY,

31 Defendant.  
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Case No.: 2:18-cv-00494-APG-BNW

**STIPULATION RE FINAL  
JUDGMENT AND COSTS WAIVER**

24 Pursuant to Fed. R. Civ. P. 41(a)(1)(A)(ii), Plaintiff Wells Fargo Bank, N.A. Successor by  
25 Merger to Wells Fargo Bank Minnesota, N.A., f/k/a Norwest Bank Minnesota, N.A. Solely as  
26 Trustee for Structured Asset Mortgage Investments II Inc. Bear Stearns Mortgage Funding Trust  
27 2007-AR1, Mortgage Pass-Through Certificates, Series 2007-AR1 ("Wells Fargo") and Defendant



Commonwealth Land Title Insurance Company (“Commonwealth”), by and through their respective counsel, hereby stipulate and agree as follows:

1. Wells Fargo agrees to not pursue any further appeals of the judgment entered in this matter and Commonwealth agrees to waive any attorney’s fees and costs it is entitled to in this action and related appeal, including those costs awarded on or about June 28, 2019.

Therefore, it is stipulated by and between the parties that the judgment in this matter is final and that each party will bear their own attorney’s fees and costs.

DATED this 8th day of May, 2024.

WRIGHT, FINLAY & ZAK, LLP

/s/ Yanxiong Li, Esq.

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*Attorneys for Plaintiff, Wells Fargo Bank, N.A. Successor by Merger to Wells Fargo Bank Minnesota, N.A., f/k/a Norwest Bank Minnesota, N.A. Solely as Trustee for Structured Asset Mortgage Investments II Inc. Bear Stearns Mortgage Funding Trust 2007-AR1, Mortgage Pass-Through Certificates, Series 2007-AR1*

DATED this 8th day of May, 2024.

EARLY SULLIVAN WRIGHT  
GIZER & McRAE LLP

/s/ Sophia S. Lau, Esq.

Sophia S. Lau, Esq.

Nevada Bar No. 13365

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*Attorneys for Defendant, Commonwealth Land Title Insurance Company*

IT IS SO ORDERED:

Dated: May 9, 2024



ANDREW P. GORDON  
UNITED STATES DISTRICT JUDGE